

AGN. NO. _____

REVISED MOTION BY SUPERVISOR MARK RIDLEY-THOMAS AUGUST 4, 2009

Proposal for Amendments to the Baldwin Hills Community Standards

District Zoning Ordinance

In October 2008, the County amended the County zoning code, approving the Baldwin Hills Community Standards District ("CSD") to regulate oil drilling operations at the Baldwin Hills oil field. Over the past two years, numerous stakeholders have raised concerns about the sufficiency of land use regulation and the protection of the safety and welfare of the surrounding community.

For example, despite the regulations imposed by the CSD, concerns remain regarding potential health impacts, the aesthetics of the oil field, and the number of new, allowable wells. In addition, many have asserted that approval of the Community Standards District was not sufficiently vetted with the community. In addition to informal complaints, these concerns have been raised in four pending lawsuits which challenge the approval of the CSD and its related environmental impact report.

While the regulations in the CSD may be a start in dealing with the impacts from oil field operations, in light of the continuing concerns raised by the community, a zoning

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ordinance that regulates the long-term use of oil extraction on this land should ensure that the County prioritizes protecting the health, safety and well-being of the community.

I, THEREFORE, MOVE that the Acting Director of the Department of Regional Planning initiate a study to consider amendments to the CSD ordinance which include enhancements or modifications of regulations for the benefit of the community related to aesthetics, the intensity of drilling at the site and health impacts, through measures which may include, but are not limited to the following:

- a) revising the number of new wells allowed per year and over all;
- b) imposing controls regarding the abandonment of wells per year and over all;
- c) consider establishing an end date for drilling;
- d) the possibility of undergrounding electrical service;
- e) the possibility of undergrounding all piping;
- f) providing for additional visual screening of drilling and pumping activities;
- g) providing for immediate restoration of vegetation and topography; and
- h) ensuring the adequacy of the required health studies.

The Acting Director may procure the assistance of qualified consultants, and shall return to the Board for approval should the contract require funding at Net County Cost.

I, further, move that after completion of the study, the Acting Director of the Department of Regional Planning:

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1. provide preliminary recommendations to the Multiple-Agency Coordination Committee and the Community Advisory Panel for review and comment, and

2. convene a public hearing before the Regional Planning Commission to consider possible amendments to the CSD and that the Planning Commission make a recommendation to this Board regarding possible amendments or modifications to the CSD for the Board's consideration

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